

# INDUSTRIAL BAY WITH BRIGHT SHOWROOM

// ± 4,051 SF

# FOR LEASE

**4303 14 Street NE, Bay 1, Calgary, AB**



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**VIRTUAL TOUR**

### Lead Broker

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# PROPERTY HIGHLIGHTS // 4303 - 14 Street NE, Bay 1



## PROPERTY OVERVIEW

- Industrial bay with large showroom located at McCall Industrial park
- Office layout comprises of front large bright showroom, reception area, one private office, one washroom, and large flex/warehouse area
- Large and clean warehouse space
- Building complex is fenced
- Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall
- Bus transportation on 12 Street NE, including bus routes #32 and #69
- Close proximity to 12 Street NE, McKnight Boulevard and Deerfoot Trail NE

<b>District:</b>	McCall Industrial
<b>Zoning:</b>	I-G (Industrial General)
<b>Square Footage Breakdown:</b>	Office: 1,722 SF Warehouse: 2,329 SF Total: 4,051 SF
<b>Clear Height:</b>	15'10'
<b>Loading:</b>	1 Drive-in door (10'w x 12'h) 1 Interior Drive-in door
<b>Power:</b>	200 Amps (TBV)
<b>Lease Rate:</b>	\$12.00 PSF
<b>Operating Costs (Est. 2024):</b>	\$9.45 PSF
<b>Availability:</b>	Immediate

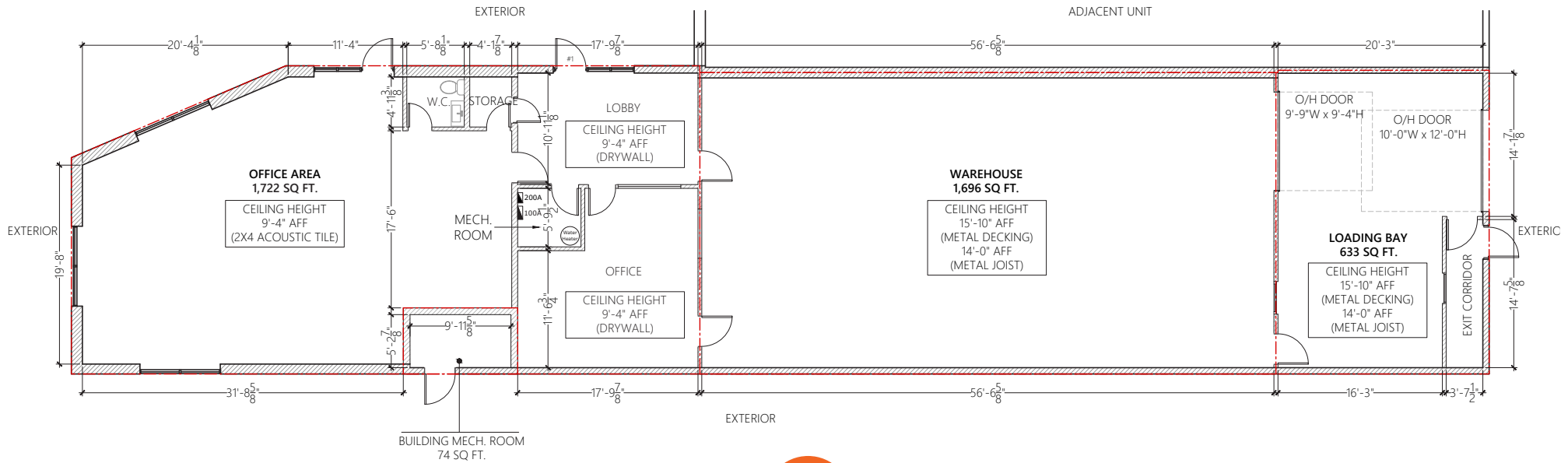


# PROPERTY PICTURES // 4303 - 14 Street NE, Bay 1





# FLOOR PLAN



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